

## 41 OSTERLEY VIEWS, WEST PARK ROAD, SOUTHALL



£415,000

Tuffin & Wren are privileged to offer for sale a most spacious and beautifully-presented apartment, set on the ground floor of this wonderful Grade II listed building. The development lies within secure, gated and landscaped grounds that boast water features, seating and off street parking. The luxurious apartment itself comprises 3 large bedrooms with a most stylish en-suite bathroom to the master and a very large living/dining room with opening through to a superb, modern fitted kitchen. Other benefits include the stylish shower room, ample storage, high ceilings, feature windows and other original detailing, together with a video entryphone system and secure onsite parking.

# TUFFIN & WREN

*Independent Estate Agents*

**Stylish Integrated Kitchen**



**Master Bedroom**



**Huge Living/Dining Room**



**Communal Grounds & Parking**



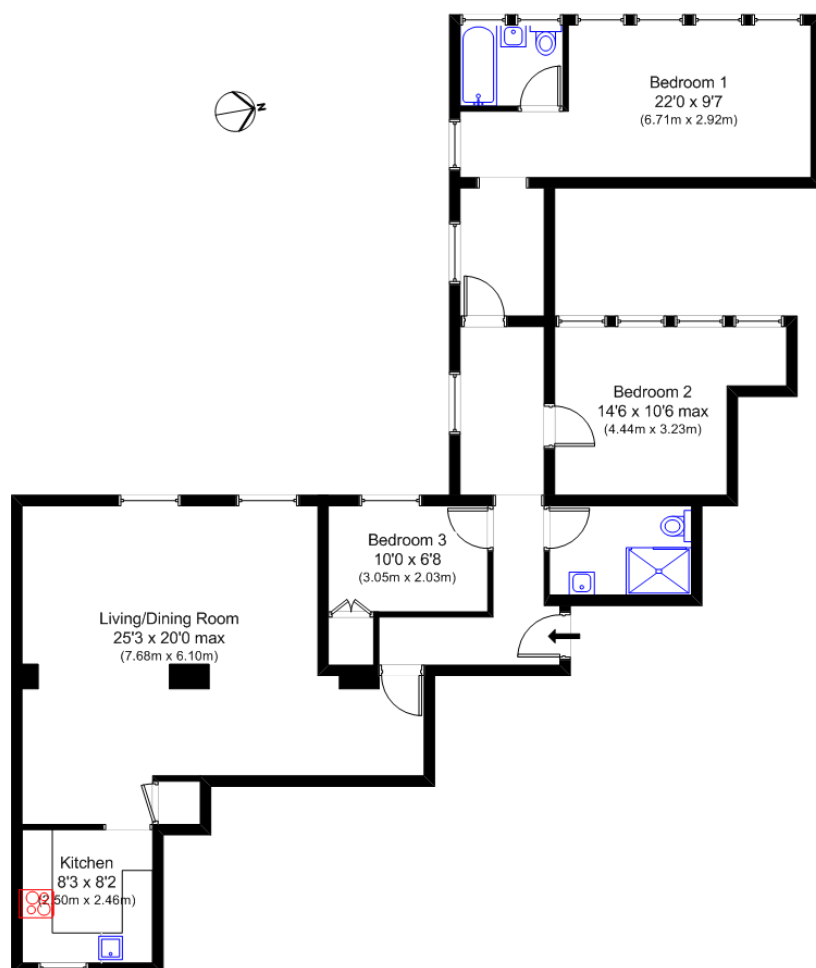
## Further Information

For more details please call us on **020 8840 0993** or send an email to [homes@tuffin-wren.co.uk](mailto:homes@tuffin-wren.co.uk).

Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

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Ground Floor

Osterley Views, West Park Road UB2

N.B. Not to Scale  
(for illustration purposes only)

Approx Gross Internal Area:  
1110 sq ft (103 sq m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		60	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	52
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		EU Directive 2002/91/EC